

## 2015-R-016 & 2015-V-069

**Property Owner:** White Development Company

**Agent:** William Gross

**Existing FLUM:** AG (Agriculture/Rural Residential)

**Requested FLUM:** Comm (Commercial)

**Existing Zoning:** AG (Agriculture/Rural Residential)

**Requested Zoning:** HCD(Highway Commercial  
Development)



## STAFF ANALYSIS 2015-R-016 & 2015-V-069

### Part I. General Information:

**Applicant:** White Development Company  
**Agent:** William Gross  
**Project Location:** 5603 Chumuckla Highway, Pace, FL  
**Parcel Number:** 32-2N-29-0000-00900-0000  
**Parcel Size:** Total acreage requested = 2.07 (+/-) acres  
**Purpose:** Development

**Requested Action(s):** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to HCD**; and,  
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from AG to Commercial**

**Existing Zoning Description:** AG (Agriculture District) allows detached single family residential structures, mobile homes, accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations.

**Proposed Zoning Description:** HCD (Highway Commercial Development District) allows a variety of commercial uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, funeral homes, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board.

**Existing FLUM:** Agriculture

**Proposed FLUM:** Commercial

**Current Use of Land:** The property has been used as single family residence.

**Surrounding Zoning:** The subject property has AG (Agriculture) on the north and south, R1 (Single Family Residential) to the east and HCD (Highway Commercial Development) to the west.

**Part II. Data and Analysis** (Consistency with the Santa Rosa County Comprehensive Plan):

**A. Infrastructure Availability:**

**(1) Traffic:**

The current zoning will allow approximately 9.57 daily vehicle trips while the proposed zoning would increase the daily vehicle trips by 732. Because of the location of the project approximately 50% of the trips will access Chumuckla Hwy. and 50% will access Woodbine Road. This would mean that approximately 366 daily vehicle trips would be accessing Chumuckla Hwy. and 366 daily vehicle trips would be accessing Woodbine Rd..

Chumuckla Hwy. has a LOS “D” which would allow 17,700 daily vehicle trips, in 2013 the volume on Chumuckla Hwy. was 10,200 daily trips. The addition of 366 daily vehicle trips would not pose a problem to the function of the roadway.

Woodbine Rd. has a LOS “D” which would allow 17,700 daily vehicle trips, in 2013 the volume on Woodbine Road was 14,300 daily trips. The addition of 366 daily vehicle trips would not pose a problem to the function of the roadway.

Specific traffic computations are provided as an appendix to this analysis.

**(2) Potable Water:**

Pace Water System

Maximum Capacity: 14.82 million gallons per day  
Average Flow: 6.10 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System.

**(2) Sanitary Sewer:**

The proposed amendment will be serviced by Pace Water System and is not expected to create capacity problems for the Pace Water System.

**(3) Solid Waste:**

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**B. Compatibility:**

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Article 6.05.15.A states *“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.”*

Policy 5.1.C.8 of the Comprehensive Plan states:

*“the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.”*

The majority of surrounding property north, south and west is HCD with residential property to the east.

The Pace Area Plan policies that apply are:

*Goal 1, Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning should be encouraged within ½ mile of the intersection of arterial and major collector roadways.*

The application site is located less than ¼ mile south of the 5-Points Intersection.

#### **C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*“the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.”*

Flood zone maps show this area is not in a flood zone.

Policy 3.1.A.2 of the Comprehensive Plan states:

*“the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.”*

The National Wetlands Inventory Map indicates there are no possible wetlands on this site.

#### **D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*“no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category*

*will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.”*

The proposed development of the property and a rezoning to HCD (Highway Commercial Development) would not result in a finding of urban sprawl under the proposed classification.

**For the AG estimation:**

Single Family Detached Housing (210)

2.08 Acres x 1du's/acre = 2 possible units

ITE Average Rate:  $9.57 \times 2 = 19.14$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 19.14 = 9.57$  Daily Vehicle Trips

New Trip % = 100%;  $9.57 \times 1.00 = 9.57$  New Daily Vehicle Trips

Selection of the ITE data plot (21) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

**For the HCD estimation:**

Specialty Retail Center (814)

The applicant provided information as to the type of development proposed. However, in case of rezonings it is more acceptable to present a worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate. Building square footage is generally selected as the independent variable for commercial and industrial developments.

Given:

Land Size = 2.08 acres or 90,604.8 sq. ft.

Site Plan Requirements – 15% pervious cover required

Parking Requirements = Specialty Retail; 1 space per 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.);

Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

$y =$  sq. ft. gross floor area of building pad in thousands

$$90,604.8 \times 0.85 = 1,000y + (y \times 4 \times 325)$$

$$77,014.08 = 1,000y + 1,300y$$

$$77,014.08 = 2,300y$$

$$y = 33.484$$

Building size =  $33.484 \times 1,000$  square feet = 33,484.0 square feet gross floor area

ITE Average Rate:  $44.32 \times 33.484 = 1,484.01$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 1,484.01 = 742.01$  Daily Vehicle Trips

New Trip % = 100%;  $742 \times 1.00 = 742$  New Daily Vehicle Trips

Selection of the ITE data plot (814) for specialty retail center was made because it is more acceptable to present a worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.69 for this data plot; the standard deviation was 15.52; and there was a small sample size (4 studies)

## Variance 2015-V-069

### General Information:

<b>Applicant:</b>	White Development Company
<b>Representative:</b>	William Gross
<b>Project Location:</b>	5603 Chumuckla Highway, Pace, FL
<b>Parcel Number:</b>	32-2N-29-0000-00900-0000, 32-2N-29-0000-02302-0000, 32-2N-29-0000-02303-0000
<b>Request 1:</b>	Variance request to reduce the side setback adjacent to a residential zone from 30 feet to 5 feet.
<b>Request 2:</b>	Variance request to reduce the driveway spacing on a major arterial road from 440 feet to 240 feet.
<b>Request 3:</b>	Variance request to eliminate the required landscape buffer between the commercial and residential properties
<b>Request 4:</b>	Variance request to reduce the required throat length of the principle access point from 75 feet to 65 feet.  (LCD: 6.05.15.I.3.a, 4.04.03.D.1.b, 7.01.05.B, 4.04.03.C.6.j)
<b>Zoning District:</b>	AG

### Land Development Code Criteria:

#### 6.05.15      HCD - Highway Commercial Development District

##### I. Minimum Required Setbacks:

3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:

- a. On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.

#### 4.04.03      Considerations in Reviewing Site Plans

##### C. Access, Internal Circulation and Off-Street Parking:

6. Driveway Standards: Driveway design features shall be considered as shown in the graphic below

- j. Driveway Throat Length shall be designed in accordance with the standards listed below. The intent of these standards is to prevent vehicles from backing to the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. The measures provided in the table below are to be applied to the principle access to a property and are not intended for minor driveways.

<b>SIGNALIZED DRIVEWAYS</b>		<b>UNSIGNALIZED DRIVEWAYS</b>	
Size of Development	Throat Length	Size of Development	Throat Length
Greater than 250,000 square feet	250 feet	Greater than 50,000 square feet	65 feet
200,000 to 249,000 square feet	200 feet	25,000 to 49,999 square feet	45 feet
150,000 to 199,999 square feet	150 feet	Less than 25,000 square feet	30 feet
100,000 to 149,999 square feet	100 feet		
Less than 100,000 square feet	75 feet		

D. Access Management Corridors -

This Section shall apply to properties that abut the roadways designated in the table below. The access classification system and standards of the Florida Department of Transportation shall apply to all roadways on the State Highway System. The designated roadways as shown in the table below may be amended by resolution of the Board of County Commissioners.

1. Access Management System and Standards

The following access management system has been developed for roadways under state and local jurisdiction.

- b. The spacing requirements for driveway connections for parcels located on access management corridors will be as follows:

1. All roadways under State jurisdiction will meet the access management spacing requirements of the State of Florida and of Santa Rosa County. If the State of Florida requirements are less restrictive, then the requirements of Santa Rosa County may be waived at the discretion of the Planning Director and the County Engineer.

All roadways under County jurisdiction will meet the following spacing requirements:

Roadway Classification	Connection Spacing (in feet)	
<b>Principle Arterial (Interstate Highway)</b>	<b>Interchange Only</b>	
	> 45 mph	< 45 mph
Major/Minor Arterial	660	440
Major Collector	440	245
Minor Collector	300	185

7.01.05 Landscape Buffers:

B. How to Determine Landscape Buffer Requirements - Landscape buffers shall be located at the perimeter of the building site for any given use, and shall not be located in any portion of a public right-of-way unless so desired by the state of Florida or the County. The following procedure shall be followed to determine the type of landscape buffer required:

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:** The BOA shall have the following duties and powers:

- B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:
1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

**Is this criterion met?            No**

**Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.**

**The applicant is seeking relief and elimination from the section of the Ordinance which regulates setback and landscape buffer requirements adjacent to a residential zoning district, relief from the Ordinance which regulates driveway spacing on a major arterial road, and relief from the Ordinance which regulates throat length of the principle access point for developments less than 100,000 square feet.**

- The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

**Is this criterion met?            No**

**Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.**

- The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

**Is this criterion met?            No**

**Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

**The authorization of this Variance may unreasonably diminish or impair established property values within the surrounding area.**

- The variance will not impair the intent of the zoning ordinance or zoning district map.

**Is this criterion met?            No**

**Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.**

- To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

**Is this criterion met?            N/A**

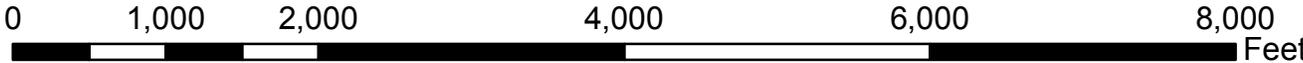
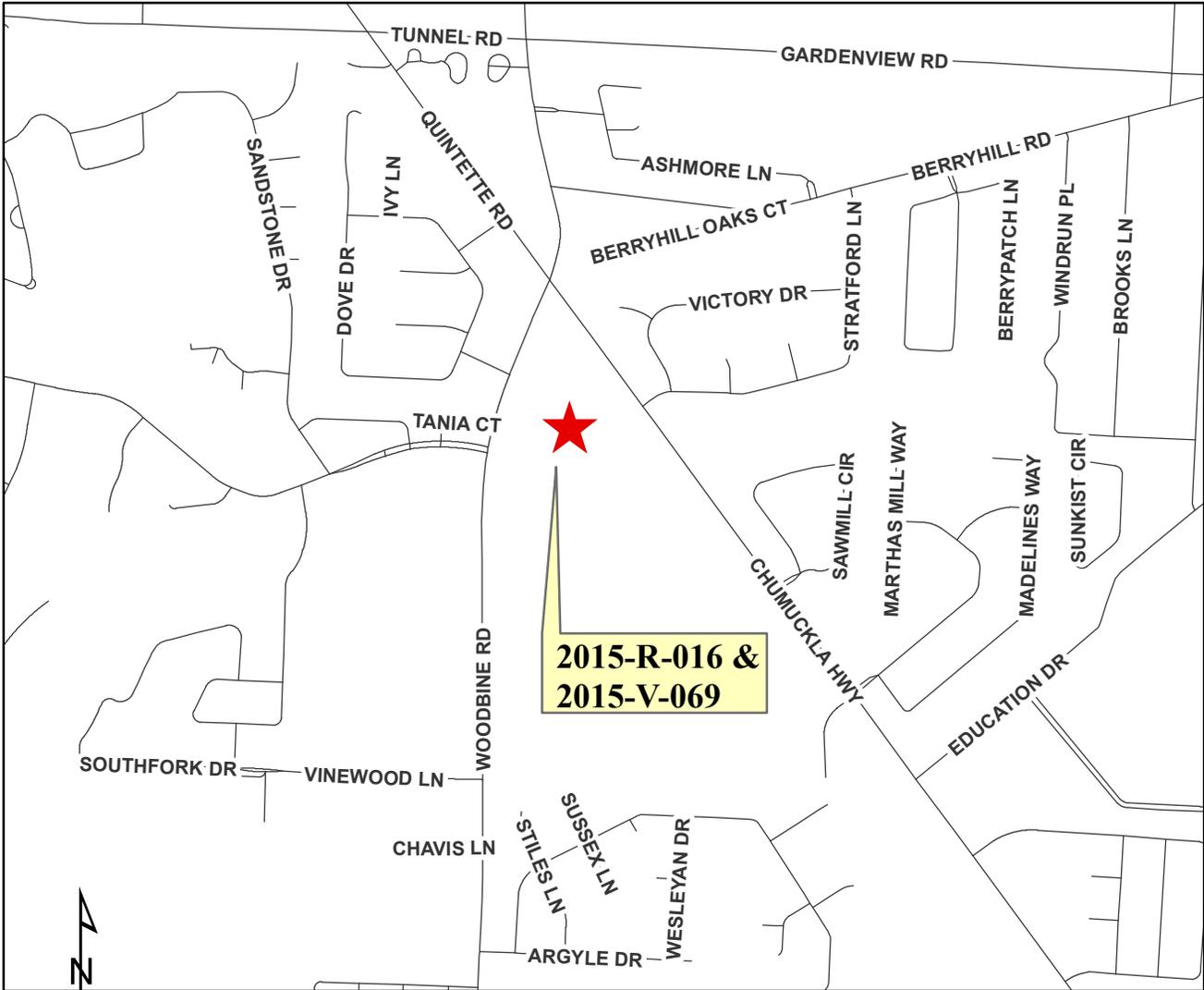
**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements.**

**If the Variance is approved, are there any potential building code issues?**

It is not anticipated that there will be any potential building code issues.

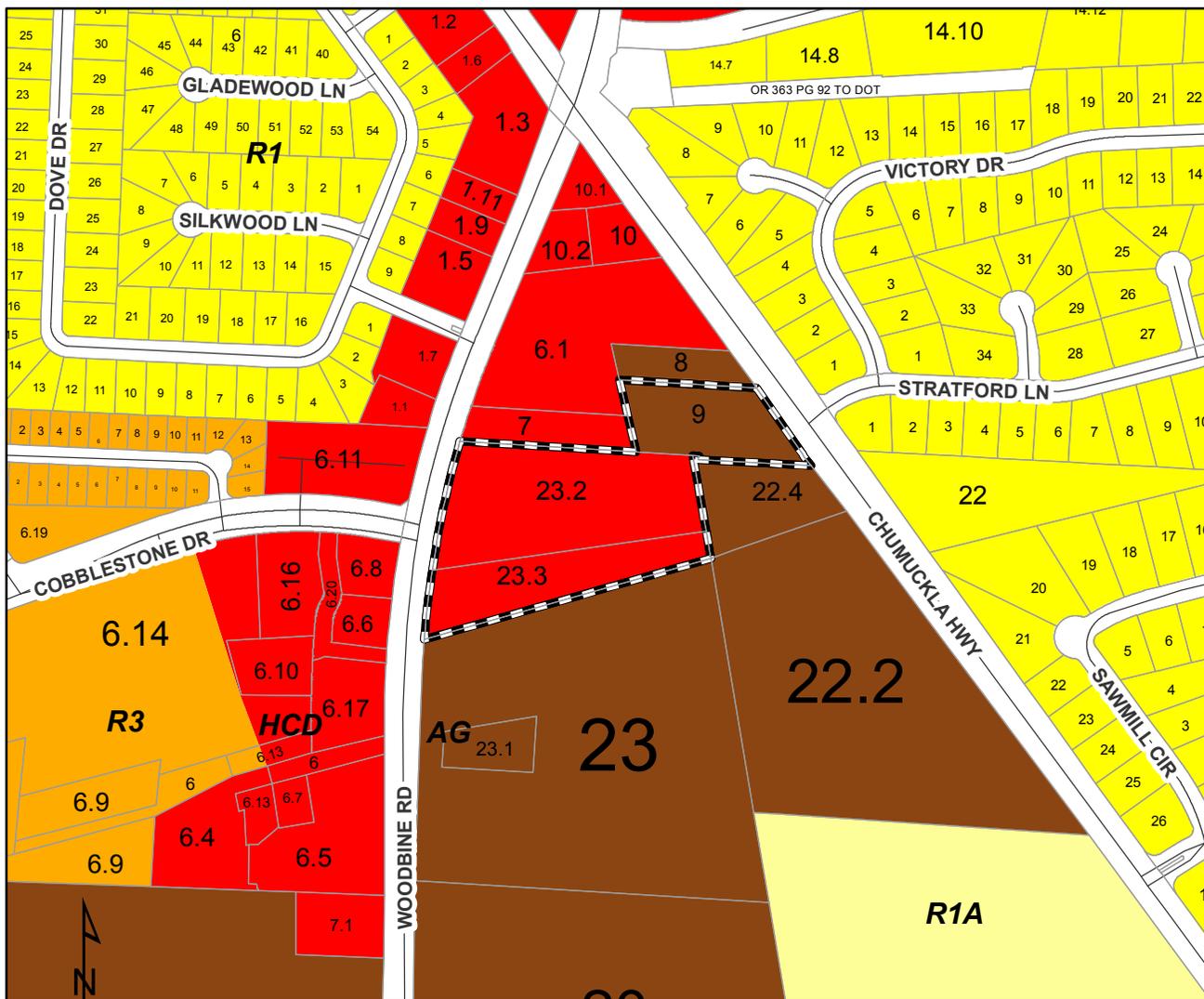


**2015-R-016 & 2015-V-069  
Location**



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# 2015-R-016 & 2015-V-069 Zoning



**Legend**

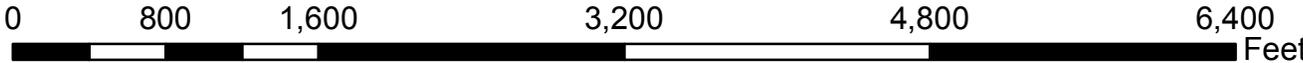
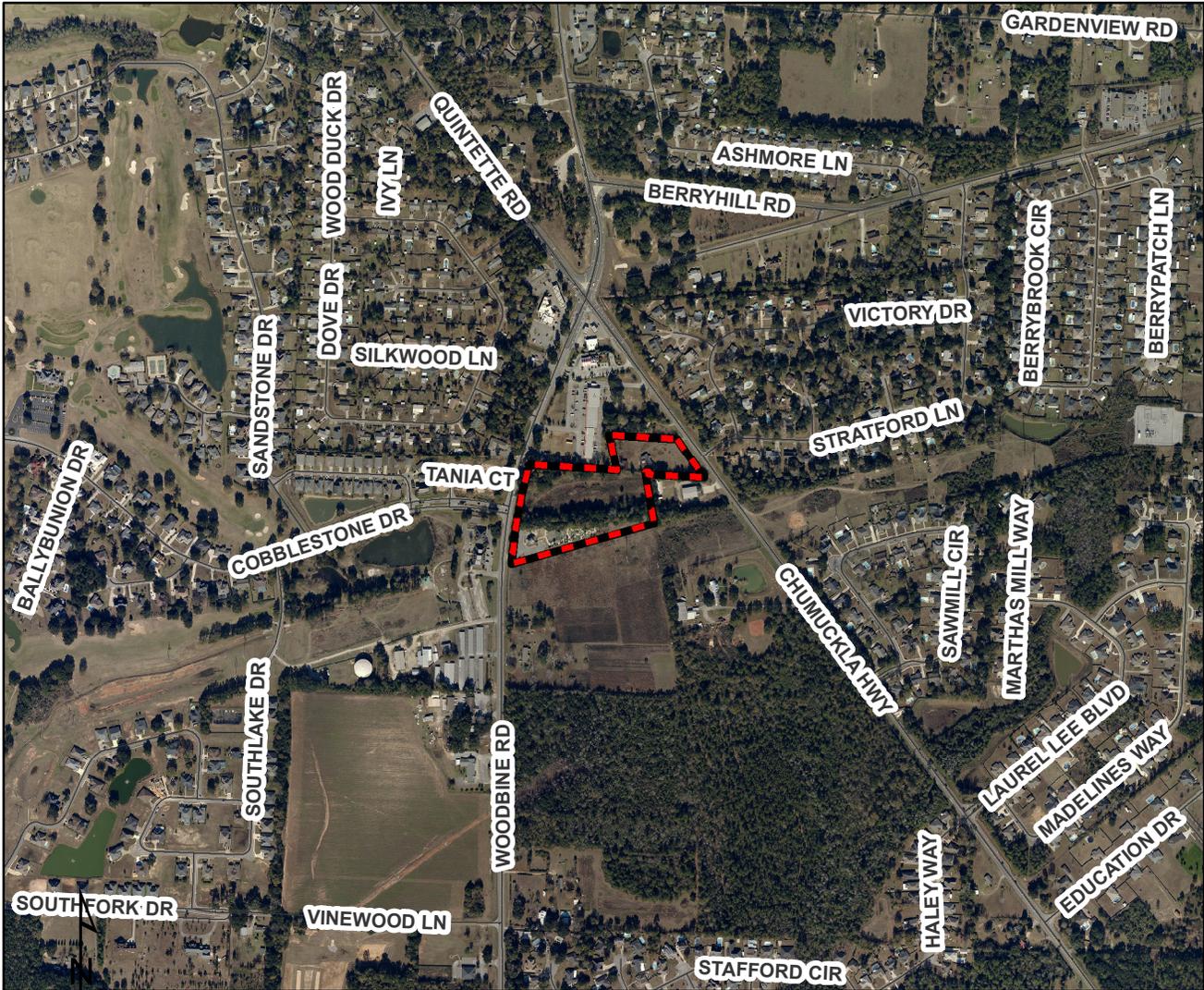
Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-R-016 & 2015-V-069

Aerial



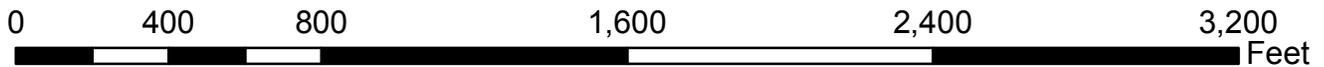
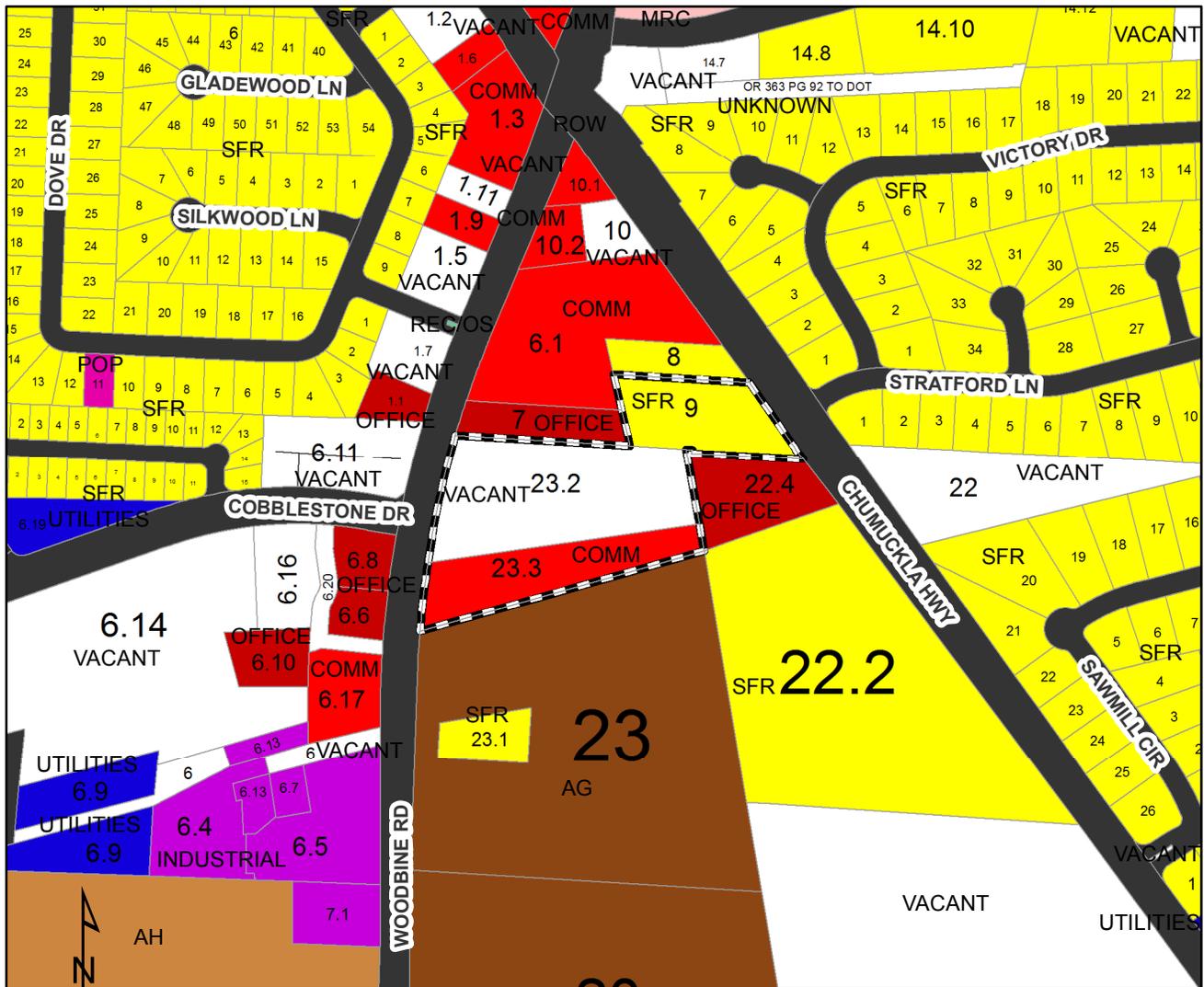
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 Pending ZBAugust

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# 2015-R-016 & 2015-V-069 Existing Land Use



## Legend



Pending ZBA August

### Existing Land Use

#### CATEGORY

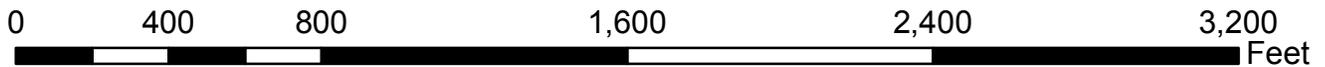
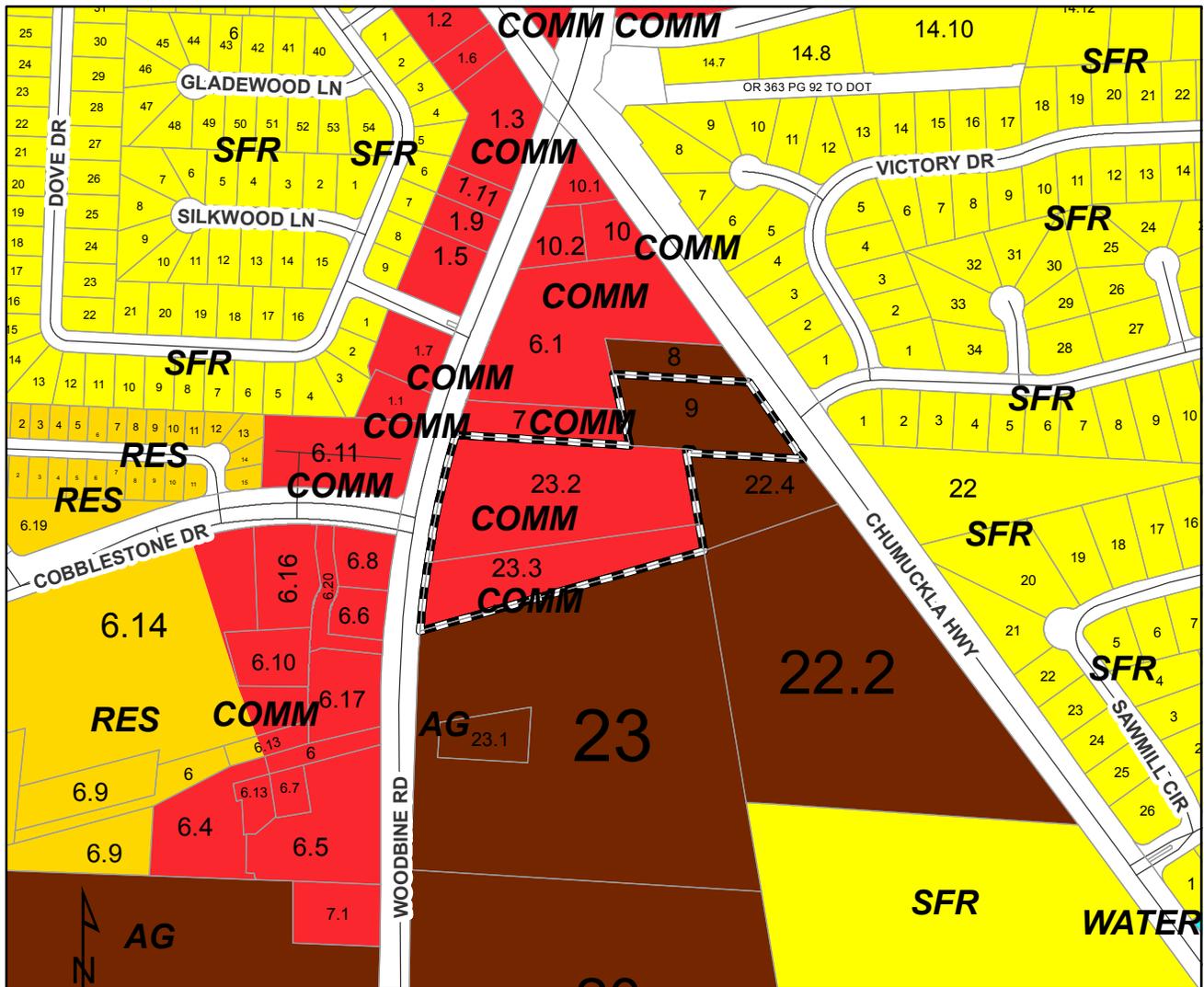
- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space

- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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# 2015-R-016 & 2015-V-069 Current Future Land Use



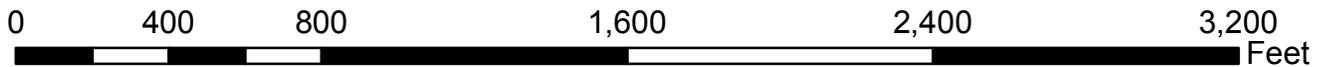
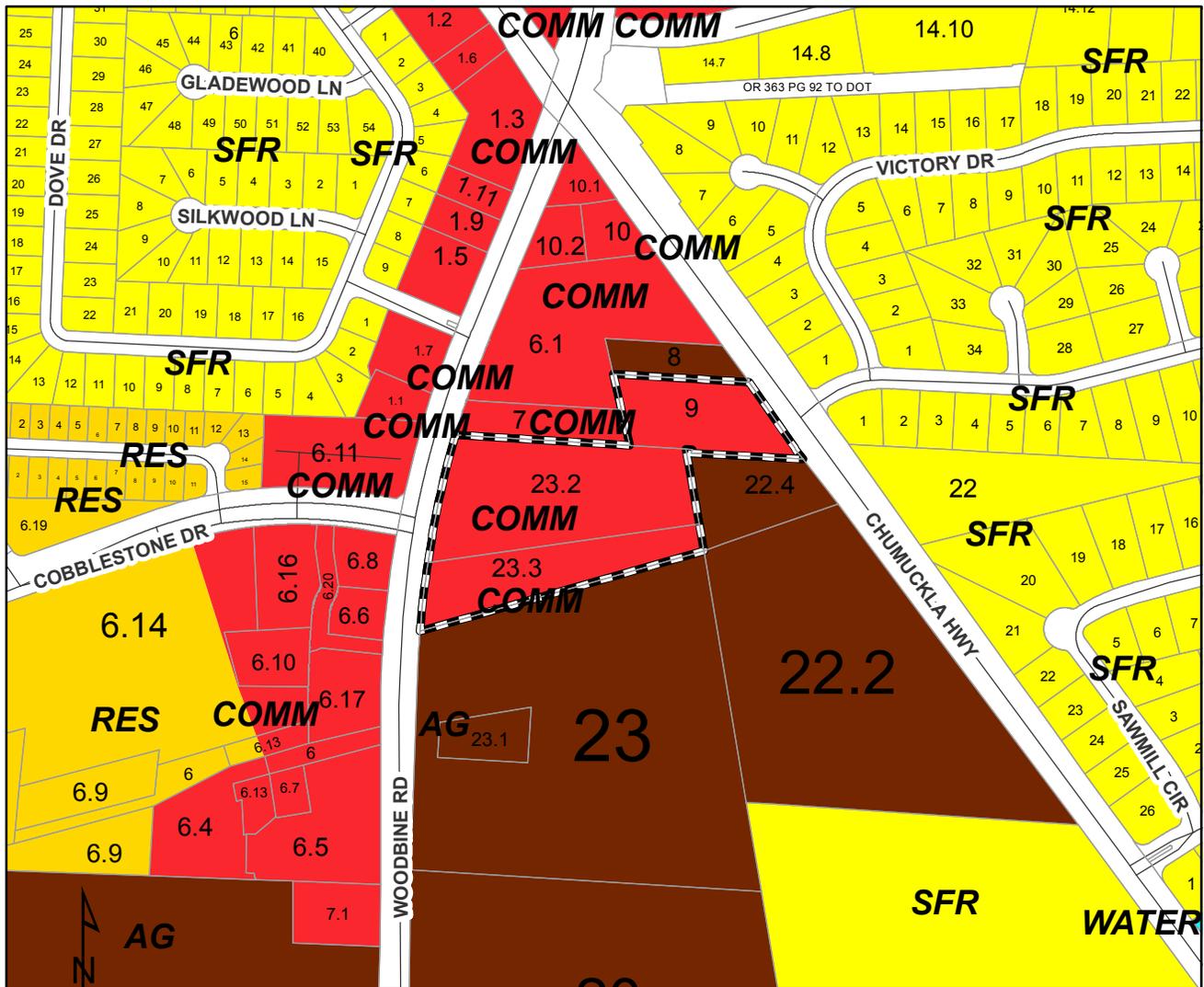
### Legend

Pending ZBA August	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
RESIDENTIAL (RES)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
COMMERCIAL (COMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
CONSERVATION/RECREATION (CON/REC)	RAIL	WATER
GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
GP RURAL RESIDENTIAL (GPRR)		
BAGDAD HISTORIC DISTRICT (HIS)		
INDUSTRIAL (INDUS)		
MARINA (MARINA)		
MILITARY (MIL)		

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# 2015-R-016 & 2015-V-069 Proposed Future Land Use



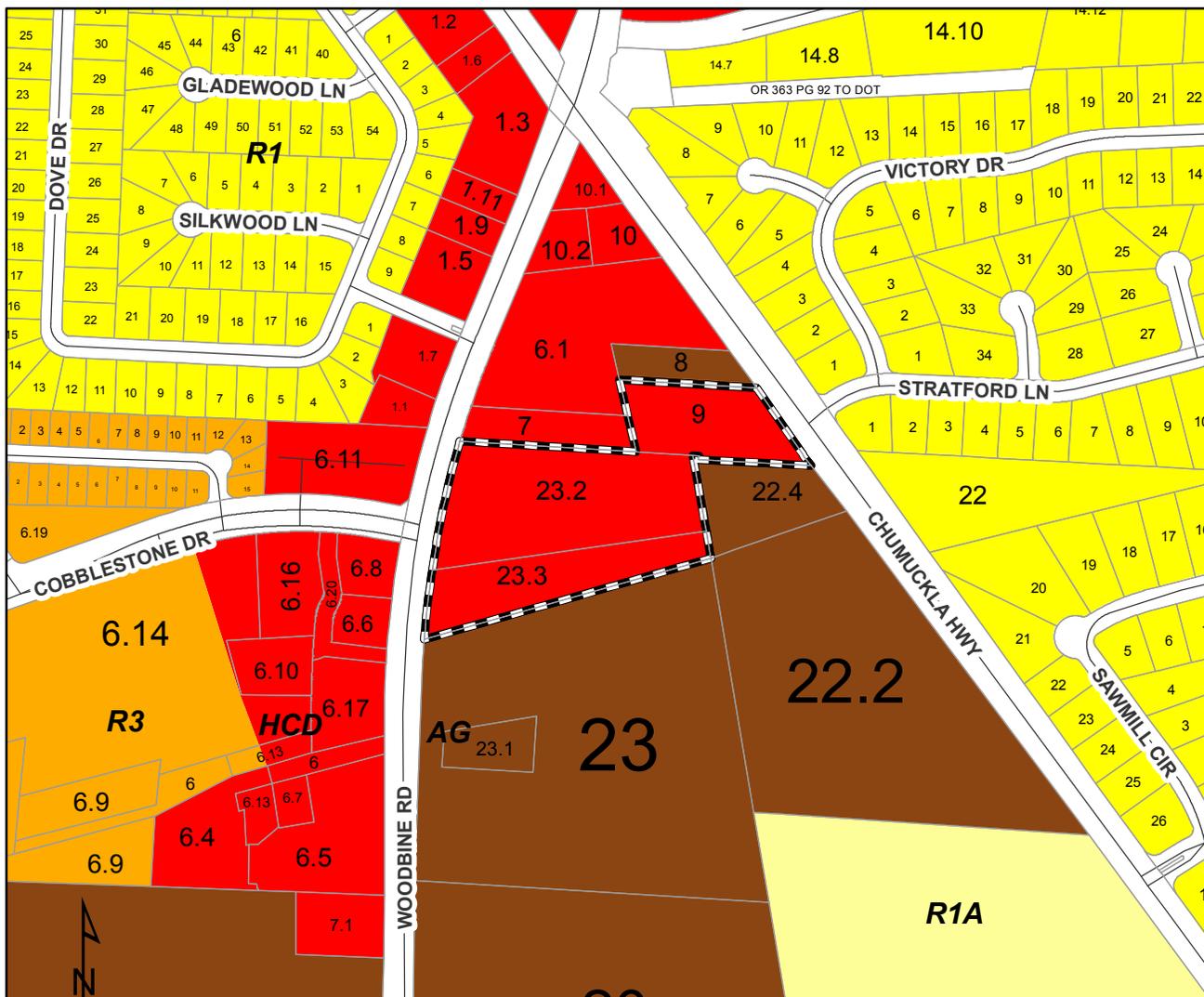
### Legend

Pending ZBA August	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
RESIDENTIAL (RES)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
COMMERCIAL (COMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
CONSERVATION/RECREATION (CON/REC)	RAIL	WATER
GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
GP RURAL RESIDENTIAL (GPRR)		
BAGDAD HISTORIC DISTRICT (HIS)		
INDUSTRIAL (INDUS)		
MARINA (MARINA)		
MILITARY (MIL)		

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# 2015-R-016 & 2015-V-069 Proposed Zoning



### Legend

Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.







# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
www.santarosa.fl.gov  
Office: (850) 981-7000

**Rhonda C. Royals**  
Building Official

## Rezoning with Small Scale Future Land Use Amendment Application

\* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2015 - R - 016</u>	Date Received: <u>7/16/15</u>
Review Fee: \$ <u>1,100 + 02.56</u>	Receipt No.: <u>244, 252</u>
Zoning District: <u>AG</u>	Proposed Zoning District: <u>HCO</u>
FLUM Designation: <u>AG</u>	Proposed FLUM Designation: <u>Comm</u>

± 2.07 VD #1

**Property Owner** Property Owner Name: HAROLD E. MARCUS JR & PATRICIA H. MARCUS  
Address: 10100 HILVIEW DR  
PENSACOLA, FL 32514  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: HARMARCUS56@GMAIL.COM

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals and future land use map amendments.

Company: WHITE DEVELOPMENT COMPANY  
Contact Name: WILLIAM W GROSS  
Address: 1801 SOUTH KEENE ROAD (South Keene)  
OCFEEWATER, FLORIDA 33756  
Phone: 727-533-8884 Fax: \_\_\_\_\_  
Email: WGROSS@WHITEDEVCO.NET

**Property Information**

Parcel ID Number(s): # 322 N 29 000000 9 000000

-OR-

Street Address of property for which the Rezoning is requested:

5603 CHUMUCKLA HWY, PACE, FL

Subdivision Name (if applicable): \_\_\_\_\_

**Project Details**

Size of parcel (in acres or square footage) to be considered for the Rezoning.

2.08

Existing Zoning: AG Proposed Zoning: HCP

Existing Future Land Use Map Category: AG

Proposed Future Land Use Map Category: COMMERCIAL

If the amendment is granted, the property will be used for (Please be as specific as possible):

PROPERTY IS PART OF A LARGER ASSEMBLAGE.  
PLANNED GROCERY ANCHORED RETAIL CENTER

**Facility Capacity Analysis**

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

**Potable Water Source(check one):**

- Private Water Well(s)
- Private Community System
- Public Water System

Provider: PACE WATER  
Provider: \_\_\_\_\_  
(Attach Letter of Certification)

**Sewage Disposal Source (check one):**

- Private Septic Tank(s)
- Private Sewage System
- Public Sewage System

Provider: PACE WATER  
Provider: \_\_\_\_\_

(Attach Letter of Certification)

**School Capacity** (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

**Recreation/Open Space:** \_\_\_\_\_  
\_\_\_\_\_

**Certification and Authorization**

1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

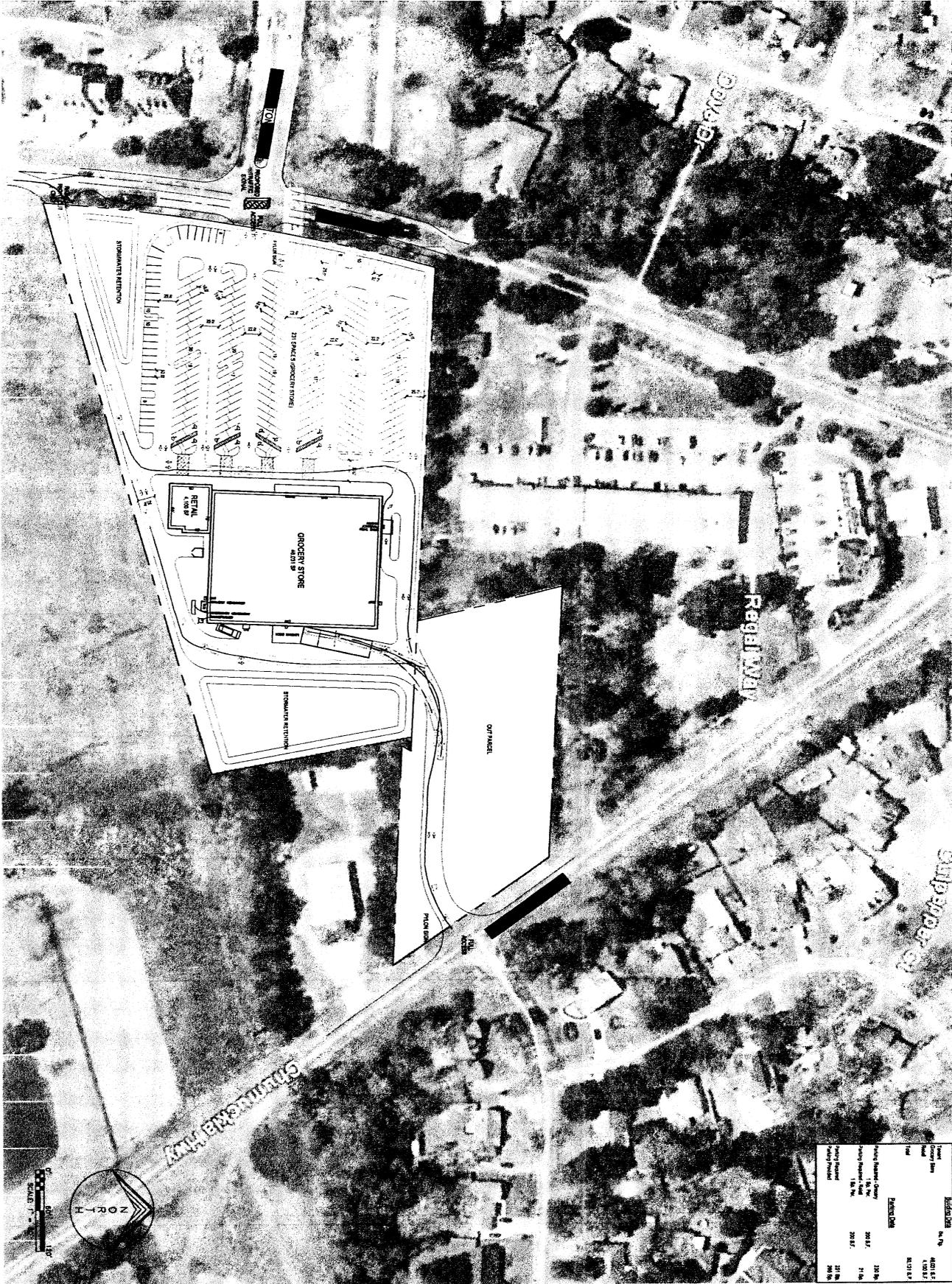
WILLIAM V GROSS  
Applicant Name (Type or Print)

[Handwritten Signature]  
Applicant Signature

VIP DEVELOPMENT  
Title (if applicable)  
WHITE DEVELOPMENT CO

JULY 16, 2015  
Date

[Handwritten Signature]  
7/16/15  
OWNER, HAROLD MARCUS



REVISIONS	
NO.	DATE
1	04/22/14
2	05/02/14
3	07/14/14
4	08/12/14
5	08/12/14
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100	08/12/14

<b>SP-1</b>	PROJECT NO. 15-0271	DATE 6/14/15	DRAWN JES	CHECKED JED		PROJECT NAME <b>Retail @ Woodbine &amp; Cobblestone</b> Woodbine Plaza Pace, Florida	CLIENT NAME <b>White Development</b> CLIENT-STREET-ADDRESS CLIENT-CITY-STATE-ZIP CLIENT-ASSC.	 <b>Cuhaci &amp; Peterson</b> Architects Engineers Planners	1925 Prospect Ave. Orlando, FL 32814 P (407) 661-9100 P (407) 661-9101 <a href="http://www.op.com">www.op.com</a> <small>Florida Corporate Certificate #AA C00026</small>
	PROJECT NO. 15-0271 DATE 6/14/15 DRAWN JES CHECKED JED JAMES D. BRUNER P.E., P.L.M., "08"					SHEET TITLE <b>SITE PLAN</b>			



# Santa Rosa County Development Services



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Rhonda C. Royals  
Building Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 069</u>	Date Received: <u>8/14/15</u>
Review Fee: <u>on 2015-R-016</u>	Receipt No.: _____
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

± 9.846

VD#1

**Property Owner** Property Owner Name: THREE (3) PROPERTY OWNERS.

Address: SEE ATTACHED PURCHASE AGREEMENTS

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: WHITE DEVELOPMENT COMPANY LLC

Contact Name: WILLIAM W GROSS

Address: 1801 SOUTH KEENE ROAD  
CLEARWATER, FLORIDA

Phone: 727-533-8884 Fax: \_\_\_\_\_

Email: WGROSS@WHITEDEVCO.NET

**Property Information** Parcel ID Number(s): \_\_\_\_\_  
-OR-

Street Address of property for which the Variance is requested:

3 PARCEL S.236 1) 32-21N-29-0000-02302-0000  
2.54 2) 32-21N-29-0000-02303-0000  
2.07 3) 32-21N-29-000000-90000000

**Variance Request**

What is the present use of the property? 1) BATTERS BOX  
2) VACANT  
3) RESIDENTIAL

Please describe the requested variance, including exact dimensions and purpose of the variance.  
SEE ATTACHED DESCRIPTION OF VARIANCES

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
SEE ATTACHED

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_ No X

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.  
SEE ATTACHED

**Variance Provisions And Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?  Yes  No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.  Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.  Yes  No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.  Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

WILLIAM W. GROSS  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

VICE PRESIDENT OF DEVELOPMENT  
Title (if applicable)

AUGUST 7, 2015  
Date

## Description of Requested Variances

### Variance #1: Building Setback

The required building setback at the north east corner of the planned development, north property line off Chumuckla, is 30'. The setback is 30' because the parcel is adjacent to a residential zone/use. Applicant is requesting a variance of 25', reducing the setback from 30' to 5'.

Why the variance request is a special circumstance. In order to provide the proper circulation in and out of the planned retail center the drive will be lined up with the existing entrance drive to Cross Roads subdivision. The drive into the center is serpentine resulting in limited area on the remainder of the north east corner out lot.

Even though the adjacent lot is residential zone/use, there is high probability that the parcel will be rezoned to commercial and be in compliance with the surrounding parcels. When the adjacent parcel is rezoned to commercial the setback will be 5', the same as our request.

### Variance #2: Driveway Spacing

Santa Rosa County requires that driveway spacing on Woodbine be 440'. Our planned development has a main drive aligning with Cobblestone (Stonebrook) and a second right in right out drive at the South end of the development. The distance between the two planned drive is 240'. Accordingly, Applicant is requesting a 200' variance.

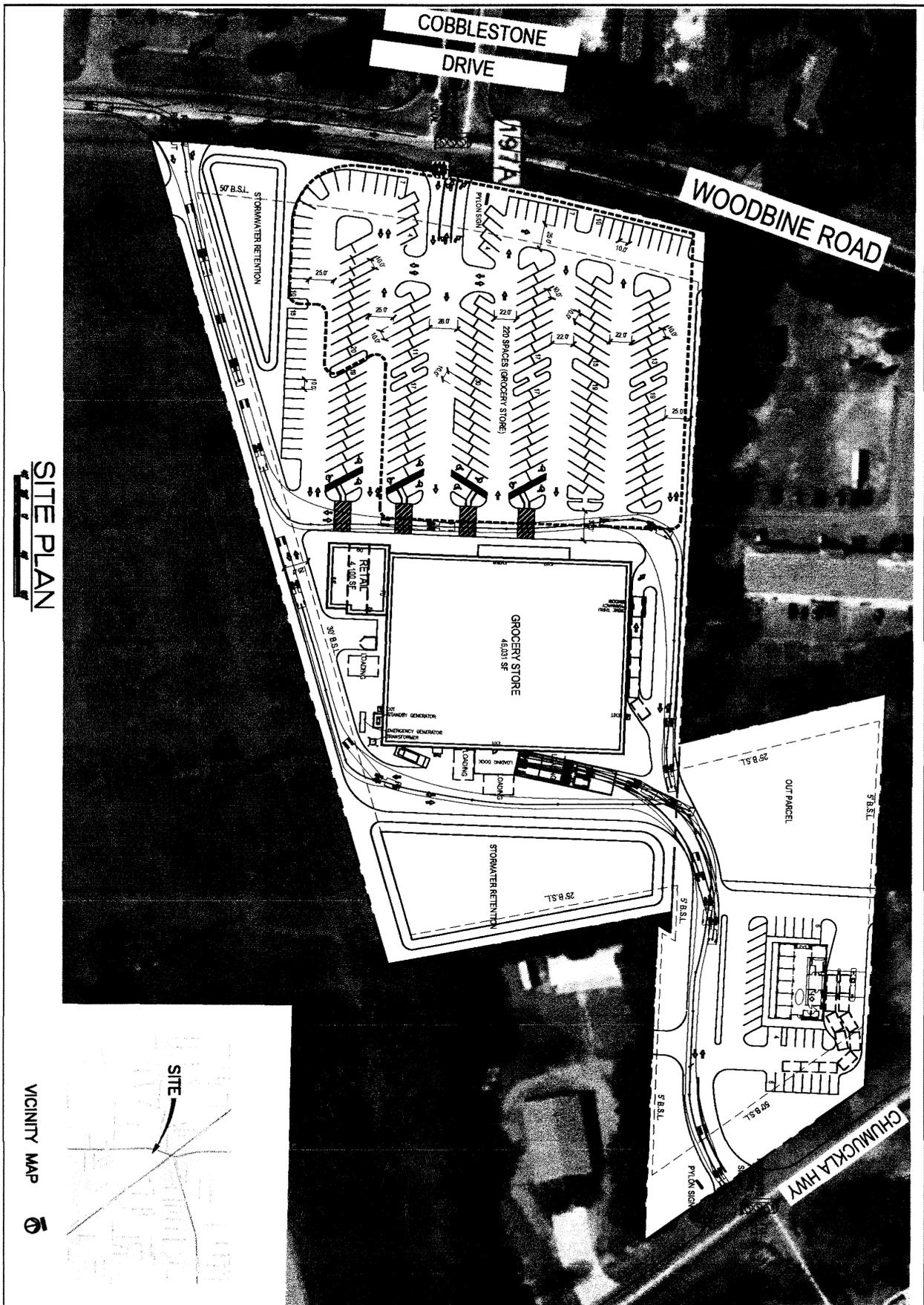
The special circumstance is the fact that our main drive entrance is required to align with Cobblestone. The proposed drive bisects the total 560' of frontage, limiting the distance between drives. The second drive will be a right in right out which will have limited impact on the proposed traffic signal at Cobblestone.

### Variance #3: Request To Eliminate Buffer

The variance relates to the property line at the north east corner of the planned development. The adjacent parcel zoning/use is residential. Because this adjacent parcel will eventually be rezoned to commercial, Applicant is requesting that the 30' buffer be eliminated, a variance of 30'. There is an existing 25' high line of pines on the Thomas Duke property which already acts as a screen and buffer. This screening will remain on the property as long as Thomas Duke lives on the property.

### Variance #4; Throat Length

Per, LDC 4.04.03 for developments less than 100,000 sf at a signalized driveway, the throat length is 75'. Applicant is requesting a 10' variance to allow for a 65' drive throat length and still meet parking requirements. Please see site plan.



**SITE PLAN**

**VICINITY MAP**

DATE	12/15/00
PROJECT NO.	00030
CLIENT	AVG, INC.
SCALE	1" = 40'
DESIGNED BY	DPJ
CHECKED BY	DPJ
DATE	12/15/00
PROJECT NO.	00030
CLIENT	AVG, INC.
SCALE	1" = 40'

**SITE PLAN**

**PUBLIX PACE**

SANTA ROSA COUNTY, FLORIDA

**jhi jehle-halstead, inc.**  
 Civil Engineering and Surveying  
 1000 N. W. 10th Street, Suite 200  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112  
 Website: www.jhi.com













# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**Rhonda C. Royals**  
Building Official

August 5, 2015

Mr. William Gross  
Via email: [wgross@whitedevco.com](mailto:wgross@whitedevco.com)

RE: Pre-Application Meeting on July 16, 2015  
Project Name: **Five Points Retail**  
Parcel(s): 322N290000023020000; 322N290000023030000; 322N290000009000000

Dear Mr. Gross:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

**Site/Land Use** – Leslie Statler, (850)981-7086, [leslies@santarosa.fl.gov](mailto:leslies@santarosa.fl.gov)

1. The proposed project involves the development of a retail site consisting of a 46,000 sf grocery store with an additional 4,100 sf retail building. There would also be an outparcel located on the east side of the development of approximately 2 acres.
2. The zoning designation for this property is HCD, Highway Commercial Development, and AG, Agriculture. The Future Land Use Map (FLUM) designation is COMM, Commercial, and AG, Agriculture. The proposed use would require a land use change with FLUM amendment. Small-Scale Rezoning 2015-R-016 has been submitted and will be considered during the September meeting cycle; Zoning Board recommendation = September 10, 2015; Board of County Commissioner’s final determination = September 24, 2015. Since this a Small-Scale FLUM Amendment, the State will also review the application. If approved, the changes would be effective 30 days after the BOCC determination.
3. Based upon the scope of work proposed and size of the building, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, density, uses, stormwater,

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Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874 • Commercial Review Fax: (850) 623-1381

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etc. As suggested, you should consider creating somewhat of a “master plan” for the mixed uses and future development of the site. Since the intent is to clear most of the site for use, a tree survey will be required to identify the size and location of the protected species of trees currently on the site and proposed for removal.

4. The building setbacks which would apply to the site are: Front (Woodbine Road/Chumuckla Highway) = 50 feet, rear = 25 feet, sides adjacent to residential zone/use = 30 feet, and sides *not* adjacent to residential zone/use = 5 feet. As discussed, a Variance may be requested to reduce the building setback along the northeast side of the property.
5. Variance requests are considered through a public hearing process with a single public hearing during which the Zoning Board will make the final determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached at 981-7065.
  - a. The application will need to be submitted to our office no later than close of business on August 14, 2015, to be considered in tandem with 2015-R-016.
  - b. Since this will be considered in tandem with 2015-R-016, no additional fees will be due.
6. The driveway spacing for this roadway is 440 feet between connections. This includes driveway located on your property as well as the adjacent properties. An offset distance of 300 feet is also required. A Variance can be requested in tandem with the Rezoning request to allow the secondary/truck entrance south of the main entrance on Woodbine Road.
7. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
8. Interconnectivity to the adjacent properties to the northeast, northwest, south, and east will be required at this time. Since these properties do not have an approved and /or planned connection point in place, you may choose the locations to provide the interconnectivity.
9. Parking is based upon the use of the site. For general retail, the rate is 1 space for every 250 sf or fraction thereof. For restaurants, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 100 square feet or fraction thereof. For strip centers, the rate is 1 space per every 200 sf or fraction thereof. Drive-thru windows are required to have 6 waiting spaces for a total length of 108 linear feet. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height.
10. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, parking area vegetation, and landscape buffers between incompatible uses. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 40 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree for every 12 parking spaces. They are not required to be planted every 12 spaces; however they must be planted around the parking area to fulfill the intent of the Ordinance and provide shade for the expanse of concrete or asphalt. Landscape

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Office: (850) 981-7000

buffers are required between incompatible uses such as the residential property which abuts the lot on the northeast side. This buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements. Fences may be used in lieu of shrubs within landscape buffers. As discussed, a Variance may be requested to modify the buffer to allow an alternative buffer such as "Standard A" or to eliminate the requirement altogether. This could also be considered by the Zoning Board in tandem with the Variance mentioned in previous comments # 4 and # 6.

11. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits. Please contact Rachel Lee, Pace Water System, 850-994-5129 to request these letters.
12. If an outparcel without road frontage is desired, a Special Exception to create a lot which does not meet the road frontage requirements may be requested per LDC 2.04.00.C.7 in tandem with 2015-R-016. Special Exception requests follow the same public hearing process as Variances. (see previous comment #5)
13. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments. Upon resubmittal, staff again has 10 business days for review. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.
14. As discussed, Santa Rosa County has suspended their Transportation Impact Fee for projects which are issued a building permit within the third quarter of 2015. The Board of County Commissioners will review this suspension prior to this date to determine if they should remain suspended or be re-inactivated. The fees which might likely apply would be: commercial retail (under 100,000 sf) is \$2,833.00 per 1,000 sf; for quality restaurants is \$5,668.00 per 1,000 sf; for high-turnover sit-down restaurants is \$6,677.00 per 1,000 sf; and/or fast-food restaurant is \$8,684.00 per 1,000 sf.

**Engineering** – Chris Phillips, (850)981-7100, [chrisp@santarosa.fl.gov](mailto:chrisp@santarosa.fl.gov)

1. Both right and left turn lanes will be required at both the Woodbine (main) entrance and Chumuckla Hwy entrance. There should be left turn lanes into your site and left turn lanes into the neighborhoods across the road. The turn lanes should be designed for 35 miles per hour. All striping in the County r/w will be thermoplastic.
2. A signal warrant study should be performed not only for a signal at Cobblestone but at Stratford Lane as well (Chumuckla Hwy). These new signals must be coordinated with the signals at 5 Points and not affect them adversely. There will be a maintenance agreement with an associated fee to be approved by the BOCC. Staff will notify you of the amount of said fee at a near future date.
3. Chapter 4 of the LDC includes specific throat width and driveway orientation based on the amount of trips said driveway will carry. There are categories for signalized and non-signalized driveways that should be followed (LDC 4.04.03.C.6.J). For less than 100,000 sf development at a signalized driveway, the throat length is 75 feet.
4. The "right in" access off of Woodbine for truck traffic will require a variance to meet driveway spacing. A concrete barrier will be required on Woodbine to discourage using this drive for an exit.

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5. Per LDC 4.04.03.C.6.d, Driveways that enter the public thoroughfare at traffic signals must have at least two outbound lanes (one for each turning direction) of at least 12 feet wide, and one inbound with a 12 feet width. There is no concrete separator required to separate the directions as was erroneously mentioned in the meeting (that requirement was removed in 2008).
6. On-site striping that is integral to traffic flow (stop bars, divider stripes, arrows) shall be thermoplastic.
7. Recommend obtaining a geotechnical boring as early as possible due to the lack of percolation found in surrounding areas.
8. Provide a conveyance system to move the runoff that reaches the ditch the runs across the site. This analysis should take into account the contributing area to the ditch from the east and convey said runoff across your site. An emergency maintenance easement to the county will be required.
9. If sand chimneys are required, you do not have to use a safety factor of 2 for the percolation rate for the soil strata in which your chimney is keyed into. Otherwise, a SF of 2 is required for you design percolation rate.
10. The pre-development runoff rate may be discharged from your retention system.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,



Leslie Statler  
Planner III  
(850)981-7086  
[leslies@santarosa.fl.gov](mailto:leslies@santarosa.fl.gov)

LS/lf

Jim White, White Development Co  
Via Email: [WhiteDevCo@aol.com](mailto:WhiteDevCo@aol.com)

Jason Powers, White Development Co  
Via email: [WhiteDevCo@aol.com](mailto:WhiteDevCo@aol.com)

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